

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, July 23, 2015 at 6:30 p.m**, in the **HED&C. 14th Floor Conference Room, 30 Montgomery Street, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

- a. Case: Z15-021 Preliminary and Final Major Site Plan with “d” Variance
Applicant: 3224-3228 Kennedy Blvd., JC, LLC
Address: 3224-3228 Kennedy Boulevard
Attorney: Charles J. Harrington, III, Esq
Block: 4701 Lot: 36,37,38
Zone: R-1- One and Two Family Housing District
For: Preliminary and Final Major Site plan approval to construct a 4-story, 41 unit building with 41 on-site parking spaces.
“d” Variances: Use

Order of applications is subject to change.

8. Case: Z14-018
Applicant: Scott Bird
Address: 428.5 Monmouth Street
Attorney: Pro Se
Block: 11207 Lot: 2
Zone: R-1- One and Two Family Housing District
For: Rear yard expansion of all three floors to a single family home, on an undersized lot
“c” Variances: Minimum lot area, Minimum lot depth, Minimum lot width, Minimum Rear Yard setback, Maximum building coverage, Maximum lot coverage
Carried from the June 18, 2015 meeting

9. Case: Z15-004 Preliminary and Final Major Site Plan with “c” and “d” variances
Applicant: P.F. Francisco Builders, LLC
Address: 313-313.5 7th Street
Attorney: Charles J. Harrington, III, Esq
Block: 11201 Lot: 7
Zone: R-1- One and Two Family Housing District
For: Construction of a 4-story, 10 unit building on an oversized lot
“d” Variances: Use, Height
“c” Variances: Rear yard setback, Maximum building coverage
Carried from the June 18, 2015 meeting

10. Case: Z15-007
Applicant: 377 Ogden Avenue, LLC
Address: 377 Ogden Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 2401 Lot: 35
Zone: R-1- One and Two Family Housing District
For: Renovation and rear yard expansion of an existing non-conforming 4- story, 4-family building
“d” Variances: Expansion of a non-conforming use
“c” Variances: Height in stories
Carried from the June 18, 2015 meeting

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11. Case: Z15-008
Applicant: Ogden Avenue Properties, LLC
Address: 269 Ogden Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 3903 Lot: 40
Zone: R-1- One and Two Family Housing District
For: Renovation and rear yard expansion of an existing non-conforming 4- story, 4-family building
“d” Variances: Expansion of a non-conforming use
“c” Variances: Height in stories
Carried from the June 18, 2015 meeting
12. Case: Z15-014
Applicant: 235 Orient Partners, c/o RD Management, LLC
Address: 235 Orient Avenue
Attorney: Charles J. Harrington, III, Esq
Block: 22304 Lot: 2
Zone: R-1- One and Two Family Housing District
For: Rehabilitation of an existing 2-story vacant industrial building to a mixed use building with ground floor light industrial, 9 units on the second floor, and 6 onsite parking spaces
“d” Variances: Use
Carried from the June 18, 2015 meeting
13. Case: Z15-026
Applicant: Zarrin Saeed
Address: 733 Garfield Avenue
Attorney: Pro Se
Block: 23703 Lot: 16
Zone: R-1 – One and Two Family Housing District
For: Conversion of a 2 to a 3-family.
“d” Variances: Use
14. Case: Z15-029 Preliminary and Final Major Site Plan with “d” Variance
Applicant: 404 Tonnele, LLC
Address: 404 Tonnele Avenue
Attorney: Rita Mary McKenna, Esq
Block: 4601 Lot: 433&44
Zone: HC – Highway Commercial District
For: Preliminary and Final Major Site Plan approval to convert a vacant warehouse complex into a childcare center and an adult day care center.
“d” Variances: Use

15. MEMORIALIZATION OF RESOLUTIONS

16. Executive Session, as needed, to discuss litigation, personnel, or other matters.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON